

Park:
PMIS:
Project:

RISK MODEL

Anypark NP

ELEMENTS	RISK AREAS	N/A	LOW	MEDIUM	HIGH
A. MANAGEMENT, FINANCIAL & ADMINISTRATIVE RISKS	1. Changing government regulations				
	2. Public and political perspectives (public watching project				
	3. Budget limitations, approvals process, & other constraints				
	4. Site acquisition - Adjacent site elements				
	5. Permitting delays				
	6. Agency jurisdictions and conflicts				
	7. Project mgt., organ., decision-making processes, info. flow				
	8. Labor issues				
	9. Other: Facility Management				
B. ENVIRONMENTAL, GEOTECHNICAL RISKS	1. Inclement weather, storms, floods				
	2. Hazardous waste disposals, site remediation				
	3. Environ. restrictions (air quality, noise, toxic mat., etc.)				
	4. Contaminated soils remediation				
	5. Groundwater remediation				
	6. Uncharted underground testing				
	7. Inadequate subgrade testing				
	8. Unanticipated archaeological or historical findings				
	9. Other: Condition of Previously Disturbed Permafrost				
C. TECHNICAL RISKS	1. Systems, processes, and material				
	2. New, unproven systems, processes and mat'ls				
	3. Other: control of building to partially go cool				
D. IMPLEMENTATION RISKS I. Design	1. Design approvals and changes				
	2. Design errors and omissions				
	3. Untested and unproven design features and innovations				
	4. Insufficient design contingencies				
	5. Other: quality of aesthetics				
II. Contractor	1. Availability of qualified contractors or skills (competitive				
	2. Construction material requirements (recycled content				
	3. Inadequate or unclear specs for mat'ls & workmanship				
	4. Labor negotiations/work stoppages				
	5. Operator training/certification				
	6. Management of subcontracts				
	7. Low construction contingency				
	8. Other: bidding climate for favorable pricing				
III. Change Orders	1. Design Changes				
	2. Field Changes, owner directed				
	Other:				
IV. Equipment/Material	1. Availability				
	2. Rejects, defects (items shipped)				
	3. Malfunctions or failures				
	4. Other: AV equipment, control systems				

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ELEMENTS	RISK AREAS	N/A	LOW	MEDIUM	HIGH
V. Project Controls					
	1. Planning: space program				
	2. Scheduling (coordination between contracts and other projects)				
	3. Estimating (SD, DD, CD)				
	4. Other: Public and stakeholder involvement				
VI. Logistics, Transportation					
	1. Material staging areas limitations				
	2. Traffic congestion at site or access to site				
	3. Transportation difficulties for construction mat'ls				
	4. Other: Seasonal Logistics				
VII. Interference and Maintenance of Services					
	1. Interference with other work				
	2. Maintenance of certain essential services during construction				
	3. Tie-ins/cutovers with utilities				
	4. Other: Tour Arctic and other operational uses temporarily				
VIII. Condition of Existing (For renovation, rehab. repair projects)					
	1. Interim changes to Building (if applicable)				
	2. Condition of existing structure and material				
	3. Tie-ins				
	4. Removals or restoration				
IX. Safety and Hazards During Construction					
	1. Safety to contractor personnel				
	2. Safety to owner and non-project personnel				
	3. Safety to public				
X. Process start-up and Commissioning					
	1. Testings and test planning and scheduling (commissioning)				
	2. Malfunctions and failures (telecommunications)				
	3. Inadequate documentation and/or training				
	4. Other: Maintaining period of facility commissioning before				